



**City of Santa Clara
PLANNING COMMISSION
Wednesday, July 25, 2007
7:00 P.M.
CITY COUNCIL CHAMBERS
SUMMARY OF ACTIONS**

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

**General Plan Study Session
6:30 PM**

The Planning Commission held a study session with staff regarding establishing the Commission's participation in the General Plan Update process over the next two years.

REGULAR ITEMS

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR WITHDRAWALS AND CONTINUANCES WITHOUT A HEARING

Agenda Item #10 File:CEQ2006-01036/PLN2006-05960 Location:1460 Monroe Street
Agenda Item #14 File: PLN2006-05735 Location: 1444 Market Street

6. ITEMS FOR COUNCIL ACTION

The following items will be sent forward to the City Council following the conclusion of hearings and recommendations by the Planning Commission:

Agenda Item #9 File: CEQ2007-01040 / PLN2007-06347 Location: 1828-1878 Main Street
Agenda Item #8.E File: PLN2007-06436 Location: 4272 Davis Street
Agenda Item #8.F File: PLN2007-06504 Location: 1278 and 1298 Warburton Avenue

7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

1. Members of the public may briefly address the Commission on any item not on the agenda.
2. Staff presentation on Santa Clara Station Area Plan (SAP)-Status update

8. CONSENT CALENDAR

The following items routine administrative and public hearing items were approved under the Consent Calendar unless otherwise noted:

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of June 27, 2007

Public Hearing Items/Consent Calendar

The following items, with the exception of Agenda Item 8.E. were approved under the Consent Calendar and are final unless appealed within 7 calendar days or at the time of City Council review. Agenda Items #12 and #13 were also heard under the Consent Calendar. Note: Agenda Item 8.E. was pulled from the Consent Calendar for discussion and will be reviewed by City Council on August 21, 2007.

- 8.B. File:** **PLN2005-05067**
Location: 1052 Kiely Boulevard, a 2,117 square foot tenant space in an existing 2.19 acre retail shopping center, located at the southwest corner of Kiely Boulevard and Benton Street (APN 290-27-016) Property is zoned CN (Neighborhood Commercial)
Applicant: John Padilla Jr. for To Bang Café & Deli
Owner: Tina and Robert Wong
Request: **1-Year Planning Commission Review of Use Permit** to allow beer and wine service in a full-service restaurant; and **Variance** to allow beer and wine service in a restaurant that exceeds 1,500 square feet in size within a CN (Neighborhood Commercial) zoning district.
Project Planner: Jeff Schwilk, AICP, Associate Planner
- 8.C. File:** **PLN2006-05804**
Location: 807 Aldo Avenue #105, a portion of a 3.85-acre lot on the north side of Aldo Avenue, approximately 440 feet east of Lafayette Street (APN 097-10-174). Property is zoned ML (Light Industrial).
Applicant: Pinoy Express Restaurant & Catering
Owner: Dick Lee Corp., CDR, Inc.
Request: **1-Year Planning Commission Review** of a full service restaurant with beer and wine service, as well as karaoke live entertainment
Project Planner: Jeff Schwilk, AICP, Associate Planner
- 8.D. File:** **PLN2007-06498**
Location: 2855 Stevens Creek Boulevard, an approximately 2,150 square foot tenant space located within the Westfield/Valley Fair Shopping Center located at the northeast corner of Stevens Creek Boulevard and North Winchester Boulevard (APN 274-43-071). Property is Zoned CC (Community Commercial).
Applicant: *Pizza My Heart*
Owner: Westfield Corporation
Request: **Use Permit** to allow beer and wine in a full service restaurant and increased allowable seating count from 32 seats to 46 seats.
Project Planner: Yen Han Chen, Associate Planner
- 8.E. File:** **PLN2007-06436**
Location: 4272 Davis St. (APN 104-12-180), a 9,400 square foot lot on the southwest corner of Davis St. and Agnew Rd.
Applicant/Owner: Nita Nicolas
Request: **Rezone** from Neighborhood Commercial (CN) to Planned Development (PD) to allow two residential condominium units on second floor and a retail commercial space condominium on the ground floor of previously approved Mixed Use building.
Project Planner: Douglas V. Handerson, AICP, Associate Planner

8.F. File: **PLN2007-06504**
Location: 1278 and 1298 Warburton Avenue, a 6,435 square foot lot at the south east corner of Warburton Avenue and Monroe Street (APN 224-24-099). Property is Zoned R2-7L (Duplex).
Applicant/Owner: Rosemary Cabildo-White
Request: **Rezone** from R2-7L to PD[R2-7L] (Planned Development/Duplex) to convert an existing nonconforming duplex building into two town homes; and, **Variances** for increased density and a decrease in parking requirements
Project Planner: Jeff Schwilk, AICP, Associate Planner

*******End of Consent Calendar*******

GENERAL PLAN AMENDMENTS/REZONING

- 9. File:** **PLN2007-06524 (related files PLN2007-06347/CEQ2007-01040)**
Location: 1828-1878 Main Street, a combination of three lots, totaling approximately 25,000 square feet, located on the northwest corner of Main Street and Warburton Avenue (APN: 224-24-051, -052, -053). Property is zoned R1-6L (Single Family Residential), R3-36D (Medium Density Multiple Dwelling), and CN (Neighborhood Commercial).
Applicant: Dixie Baus, Core Affordable Housing, LLC/EHC Lifebuilders
Owner: Joseph P. Martin Trustee Et. Al.
(Martin Family Trust-Gary Martin)
Request: **General Plan Amendment #67** to change the Land Use Map designation of the site from Single Family Detached (maximum 8 dwelling units per acre) and Convenience Commercial to Medium Density Residential (maximum 36 dwelling units per acre) in conjunction with the construction of a 28-unit affordable senior apartment complex
Project Planner: Erwin Ordoñez, Senior Housing Planner
Commission Recommendation: **Adopted Resolution recommending Council Approval of General Plan Amendment #67, and making findings with respect thereto**
- 10. File:** **CEQ2006-01036 / PLN2006-05960**
Location: 1460 Monroe Street, four lots totaling 19,130 square feet at the southwest corner of El Camino Real and Monroe Street (APNs: 269-03-067, 068, 142 and 143). Properties are Zoned CT (Thoroughfare Commercial).
Applicants/Owners: Fred Raia and Brian Wilson
Request: **Mitigated Negative Declaration;**
General Plan Amendment #65 from Gateway Thoroughfare to Transit-Oriented Mixed Use;
Rezone from CT (Thoroughfare Commercial) to PD (Planned Development) to construct a four-story mixed use development with ground floor retail and 18 dwelling units above, in conjunction with the demolition of an existing office/commercial building; and **Modification** to reduce minimum parking requirement from 45 to 43 spaces.
Project Planner: Debby Fernandez, Assistant Planner II
Commission Action: **Continued to August 22, 2007**

USE PERMITS

11. File: **PLN2007-06422**
Location: 705 Mathew Street, a 2,110 square foot tenant space on a 4.35 acre lot on the north side of Mathew Street, approximately 330 feet east of Lafayette Street (APN 224-40-002). Property is zoned MH (Heavy Industrial)
Applicant: Therapeutic Massage Innovations/Margaret Hileman-Lewis
Owner: Haskin, Triad investments
Request: **Use Permit** to allow a massage establishment in an existing tenant space on a property zoned MH (Heavy Industrial).
Project Planner: Marge Sung, Planning Intern II
Commission Action: **Approved, subject to conditions and 1 and 2 year reviews**

Note: Agenda Items #12 and #13 were heard under the Consent Calendar

12. File: **PLN2007-06511**
Location: 3064 El Camino Real, one tenant space in a 1.17 acre shopping center, on the south side of El Camino Real, approximately 300 feet west of Alpine Avenue. Property is zoned CT (Thoroughfare Commercial). APN: 290-04-006
Applicant: Jerusalem Restaurant & Deli
Owner: New Star Realty & Inv.
Request: **Use Permit** to allow for restaurant beer & wine service with outdoor seating and additional indoor seating
Project Planner: Jeff Schwilk, AICP, Associate Planner
Commission Action: **Approved, subject to conditions**

VARIANCES

13. File: **PLN2007-06467**
Location: 2542 Borax Drive, a 5,540 square foot lot on the south side of Borax Drive, approximately 350 feet west of Meadowbrook Drive (APN 216-21-033). Property is Zoned R1-6L (Single Family Residential).
Applicant/Owner: Jaime B. Ventura
Request: **Variance** to allow increased maximum detached accessory building floor area from 480 square feet to 816 square feet and to allow increased coverage of rear yard areas from 40 percent to 43 percent in conjunction with legalizing an existing detached covered patio in the rear yard.
Project Planner: Marge Sung, Planning Intern II
Commission Action: **Approved, subject to conditions**

REVOCATION PROCEEDING

14. File: **PLN2006-05735**
Location: 1444 Market Street, a 5,000 sq. ft. lot on the south side of Market Street, in a Single Family Residence (R1-6L) Zoning District, approximately 100 ft. west of Madison Street (APN 269-35-044)
Owner: Lisa Freitas
Request: **Revocation of previously approved Variance** for substandard side yard setbacks and a one-car garage where 2 are required, in conjunction with reconstruction and addition to the rear of a single family residence
Project Planner: Judith Silva, Associate Planner
Commission Action: **Continued to August 22, 2007 at the applicant's request**

15. Planning Commission Meeting Calendar for 2008
Commission Recommendation: **Approved as submitted by staff**

16. **OTHER BUSINESS**

Commission Procedures and Staff Communications

Public comment on these items may be limited to one minute, at discretion of the Chair

- a. Announcements/Other Items
- b. Report of the Director of Planning and Inspection
 - City Council actions
 - Commission/Board Liaison and Committee Report
 - Commission/Committee Assignments
- c. Commission Procedures
 - Planning Procedures
 - Work plan items
- d. Study Session to Discuss Archaeology Issues and Possible Sub-Committee
- e. Introduction to Comprehensive General Plan Amendment Process/ General Plan Update Sub-Committee(s) formation

17. **ADJOURNMENT-** 9:22 p.m.

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